

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR THE RENEWAL OF A SPECIAL EXCEPTION FOR THE CONTINUED PLACEMENT OF A RECREATIONAL VEHICLE IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) FOR A SIX MONTH PERIOD AT 1290 BEE LANE; (MICHELLE CHALSTROM, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7387

Agenda Date 04-26-04 **Regular** ☒ **Consent** ☐ **Public Hearing – 6:00** ☐

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR RENEWAL OF A SPECIAL EXCEPTION FOR THE CONTINUED PLACEMENT OF A RECREATIONAL VEHICLE IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) FOR A SIX MONTH PERIOD AT 1290 BEE LANE; (MICHELLE CHALSTROM, APPLICANT); OR
2. **DENY** THE REQUEST FOR RENEWAL OF A SPECIAL EXCEPTION FOR THE CONTINUED PLACEMENT OF A RECREATIONAL VEHICLE IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) FOR A SIX MONTH PERIOD AT 1290 BEE LANE; (MICHELLE CHALSTROM, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	MICHELLE CHALSTROM, APPLICANT 1290 BEE LANE GENEVA, FL 32732	A-5 DISTRICT
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO CONTINUE OCCUPYING A RECREATIONAL VEHICLE IN THE A-5 DISTRICT, WHILE A PERMANENT SINGLE-FAMILY DWELLING IS CONSTRUCTED. • THE TEMPORARY OCCUPANCY OF A RECREATIONAL VEHICLE IS PERMITTED ONLY BY SPECIAL EXCEPTION IN THE A-5 DISTRICT. • ON OCTOBER 27, 2003, THE BOARD OF ADJUSTMENT APPROVED A SPECIAL EXCEPTION FOR THE TEMPORARY PLACEMENT OF A RECREATION VEHICLE ON THE SUBJECT PROPERTY WITH THE FOLLOWING 	

	<p>CONDITIONS:</p> <ul style="list-style-type: none">○ THE RECREATIONAL VEHICLE MUST BE CONNECTED TO SEPTIC AND WATER SERVICES UNLESS THESE SERVICES ARE BEING PROVIDED FOR OFF-SITE AT LEAST ONCE A WEEK. IF SO, DOCUMENTARY EVIDENCE MUST BE PROVIDED TO THE PLANNING DIVISION.○ THE PLACEMENT AND OCCUPANCY OF THE RECREATIONAL VEHICLE SHALL NOT EXCEED SIX (6) MONTHS AND MAY BE RENEWED FOR AN ADDITIONAL SIX (6) MONTHS UPON APPROVAL BY THE BOARD OF ADJUSTMENT IF SUBSTANTIAL PROGRESS IN SECURING BUILDING PERMITS FOR A CONVENTIONAL HOME HAS BEEN DEMONSTRATED.○ PRIOR TO FINAL INSPECTION OF THE RESIDENCE, THE PROPERTY OWNER SHALL FURNISH THE PLANNING DIVISION WITH ACCEPTABLE EVIDENCE AS TO THE DATE AND METHOD THAT THE PROPOSED RECREATIONAL VEHICLE WILL CEASE TO BE USED AS A RESIDENCE.○ THE PROPOSED RECREATIONAL VEHICLE SHALL CEASE TO BE USED AS A RESIDENCE WITHIN THIRTY (30) DAYS FOLLOWING THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PERMANENT RESIDENCE.● THIS APPLICATION REPRESENTS THE APPLICANT'S REQUEST TO RENEW THE SPECIAL EXCEPTION, CONSISTENT WITH THE CONDITION OF APPROVAL IMPOSED BY THE BOARD OF ADJUSTMENT.
STAFF FINDINGS	<ul style="list-style-type: none">● THE APPLICANT HAS FAILED TO COMPLY WITH THE TERMS OF THE (ATTACHED) RECORDED DEVELOPMENT ORDER, AS IMPOSED BY THE BOARD OF ADJUSTMENT AS CONDITIONS OF APPROVAL:<ul style="list-style-type: none">○ NO DOCUMENTARY EVIDENCE HAS BEEN PROVIDED TO SUGGEST THE EXISTING RECREATIONAL VEHICLE HAS BEEN CONNECTED TO SEPTIC AND WATER SERVICES OR THAT WASTE DISPOSAL HAS OCCURRED AT AN OFF-SITE FACILITY.○ ACCORDING TO THE BUILDING DIVISION, NO PERMITS HAVE EITHER BEEN APPLIED FOR OR ISSUED FOR THE SUBJECT PROPERTY.
RECOMMENDATION	<p>STAFF FINDS THAT THE APPLICANT HAS NOT DEMONSTRATED SUBSTANTIAL PROGRESS TOWARD MEETING THE TERMS OF THE RECORDED DEVELOPMENT ORDER, UPON WHICH THE REQUESTED SIX (6) MONTH</p>

	RENEWAL IS DEPENDENT. FOR THIS REASON, STAFF RECOMMENDS DENIAL OF THE REQUEST.
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A-5 2/21/04

**MOBILE HOME
APPLICATION TO THE BOARD OF ADJUSTMENT
SEMINOLE COUNTY**

PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FLORIDA 32771

Phone: (407) 665-7444 Fax: 665-7385

☐ NEW APPLICATION
☐ RENEWAL
☐ REINSTATEMENT
☐ MEDICAL HARDSHIP

☐ Existing (Undocumented)

APPLICANT: Michelle Chalstrom

MAILING ADDRESS: 1290 Bee Lane

CITY: Geneva

STATE: FLA.

ZIP CODE: 32732

PHONE: WORK 407-831-1329 HOME 407-375-9768 FAX: _____

OWNER OF PROPERTY: Michelle Chalstrom (Walton) Eugene

STREET ADDRESS OF SUBJECT PROPERTY: 1290 Bee Lane

TAX PARCEL I.D. NUMBER: 10-20-32-3AE-0200-0000

LEGAL DESCRIPTION OF PROPERTY: Leg sec 10 twp 20S Rge 32E Beg 3943.648 ft
N ~ 1075 ft S 287.39 ft W 761.4 ft N 285.03 ft to Beg

DIRECTIONS TO PROPERTY: Ocala to Bee Lane

LOT SIZE: 5 acres

PLEASE ANSWER THE FOLLOWING QUESTIONS:

1. The Mobile home is: ☐ Existing ☒ Proposed ☐ Replacement of existing mobile home
2. Who is the mobile home for? Michelle Chalstrom
3. Year of mobile home: 86 Size of mobile home 35 ft RV
4. Anticipated length of time mobile home is needed: til house is built
5. Are you planning to build? yes If so, when? ASAP

EACH APPLICATION WILL BE ACCOMPANIED BY THE FOLLOWING SUBMITTALS:

- ☐ Application fee.
- ☐ Copy of site plan indicating the information requested on page 3.
- ☐ Copy of legal description from Property Appraisers Office with the tax parcel I.D. no.
- ☐ Letter of Authorization from the property owner granting permission to apply for the Special Exception.
- ☐ Medical Hardship applications shall be accompanied by a letter from a doctor substantiating the illness.

NOTE: Completion of the application form is considered to be of importance. Careful thought and correct answers should be given since many of the same questions may be asked at the hearing.

SIGNATURE OF APPLICANT Michelle Chalstrom DATE 9/12/03

FOR OFFICE USE ONLY

FURTHER DESCRIBED AS: _____

ZONING DISTRICT: _____

FLOOD PRONE REVIEW: _____ LOT SIZE / WIDTH VARIANCE: yes / no

PROCESSING:

FEE: 150.00 CASH DATE _____ RECEIPT NO. _____

A. LEGAL AD TO NEWSPAPER _____ / _____ D. BOARD ACTION / DATE _____ / _____

B. PLACARDS / NOTICE _____ / _____ E. LETTER TO APPLICANT _____

C. NOTICE TO PROPERTY OWNERS _____ 03-31000020

COMMENTS: _____

Past Applications:

1. _____
2. _____
3. _____
4. _____

COMMISSION DISTRICT: _____

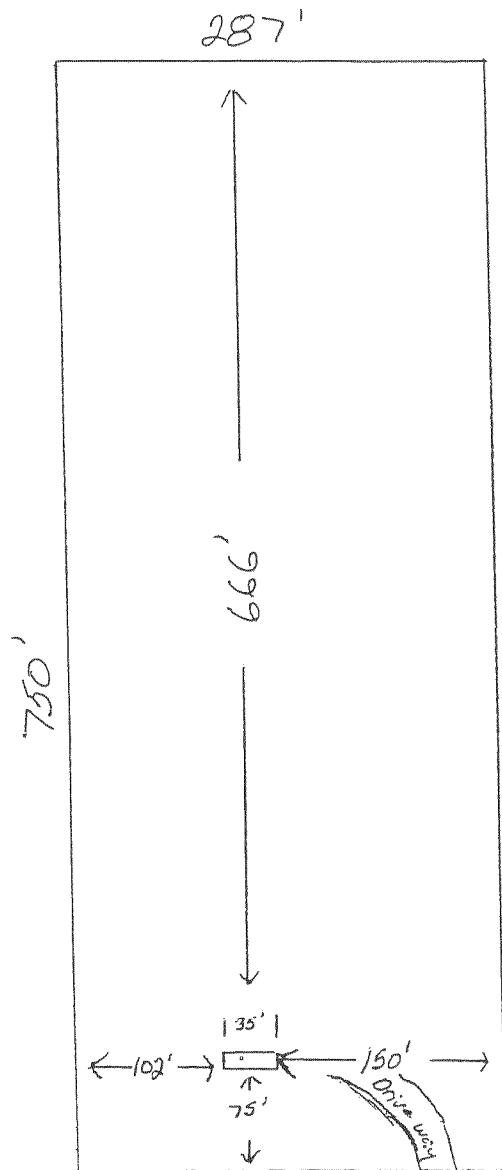
FILE NO. BM 2003-019

MEETING DATE Oct 27, 03




Proposed RV Site



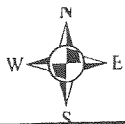
1" = 100'



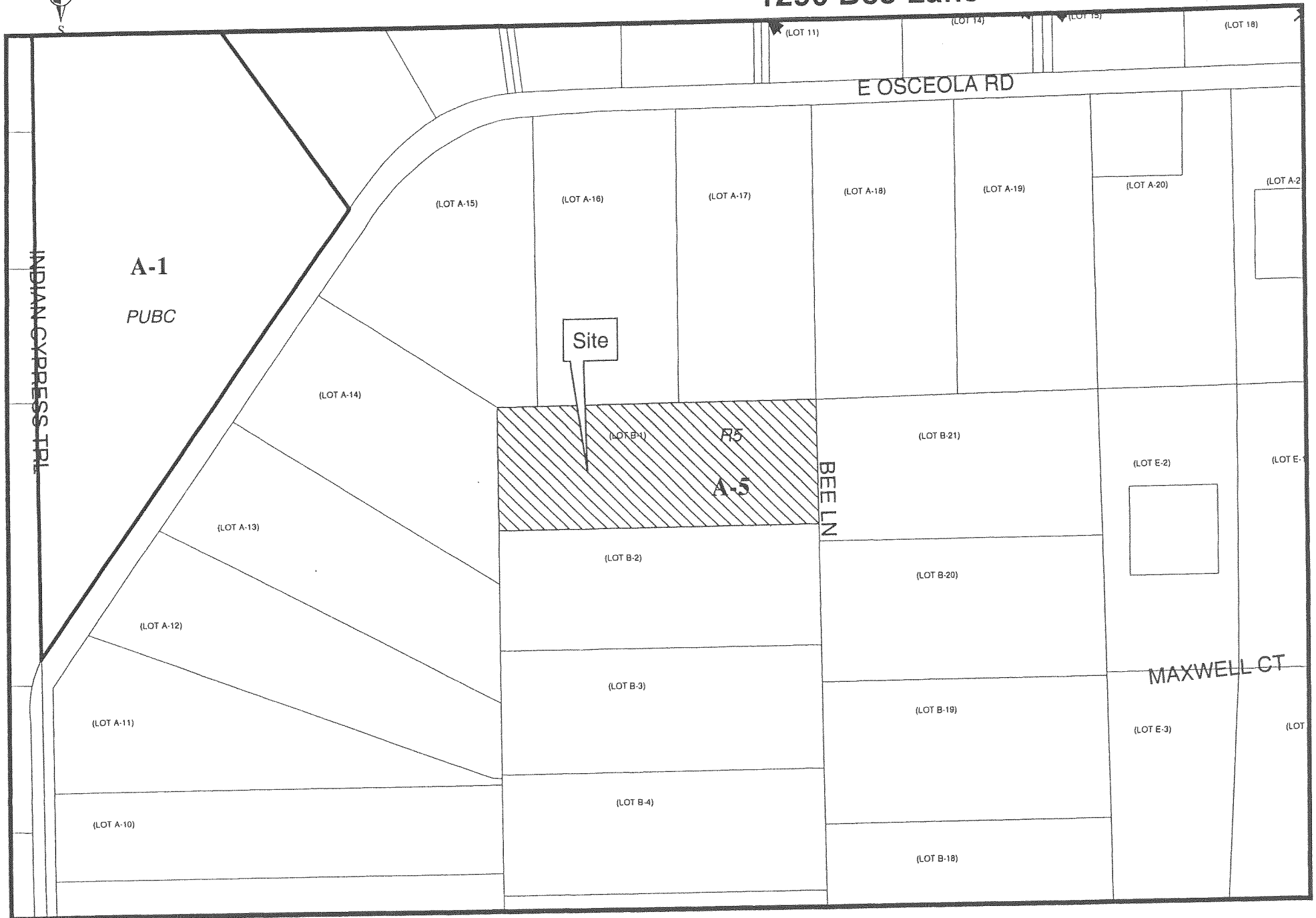
1290 Bee lane
Geneva

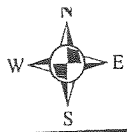
PARCEL DETAIL	REAL ESTATE	PERSONAL PROP	TAX ROLL	SALES SEARCH	◀ Back ▶																														
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>																																			
<p align="center">GENERAL</p> <p>Parcel Id: 10-20-32-3AE-0200-0000 Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: WALTON EUGENE & MARILOU & Exemptions:</p> <p>Own/Addr: CHAISTROM MICHELLE</p> <p>Address: 1539 ELKCAM BLVD</p> <p>City,State,ZipCode: DELTONA FL 32725</p> <p>Property Address: BEE LN GENEVA 32732</p> <p>Facility Name:</p> <p>Dor: 9905-5 ACRE TRACT</p>			<p align="center">2004 WORKING VALUE SUMMARY</p> <table> <tr> <td>Value Method:</td> <td>Market</td> </tr> <tr> <td>Number of Buildings:</td> <td>0</td> </tr> <tr> <td>Depreciated Bldg Value:</td> <td>\$0</td> </tr> <tr> <td>Depreciated EXFT Value:</td> <td>\$0</td> </tr> <tr> <td>Land Value (Market):</td> <td>\$20,459</td> </tr> <tr> <td>Land Value Ag:</td> <td>\$0</td> </tr> <tr> <td>Just/Market Value:</td> <td>\$20,459</td> </tr> <tr> <td>Assessed Value (SOH):</td> <td>\$20,459</td> </tr> <tr> <td>Exempt Value:</td> <td>\$0</td> </tr> <tr> <td>Taxable Value:</td> <td>\$20,459</td> </tr> </table>			Value Method:	Market	Number of Buildings:	0	Depreciated Bldg Value:	\$0	Depreciated EXFT Value:	\$0	Land Value (Market):	\$20,459	Land Value Ag:	\$0	Just/Market Value:	\$20,459	Assessed Value (SOH):	\$20,459	Exempt Value:	\$0	Taxable Value:	\$20,459										
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<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																			

[BACK](#)
[PROPERTY APPRAISER HOME PAGE](#)
[CONTACT](#)



Michelle Chaistrom
1290 Bee Lane





Michelle Chalstrom
1290 Bee Lane



**Legend
Parcel Land Use**

- Single Family Res.
- Mobile Home
- BOA_site

0 225 450 900 Feet

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On October 27, 2003, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 10 TWP 20S RGE 32E BEG 3943.648 FT N & 1075 FT E OF SW COR RUN
E 761.41 FT

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: MICHELLE CHALSTROM
BEE LANE
GENEVA, FL 32732

Project Name: BEE LANE

Requested Development Approval:

REQUEST FOR SPECIAL EXCEPTION FOR THE TEMPORARY PLACEMENT OF A RECREATIONAL VEHICLE IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) ON BEE LANE FOR SIX (6) MONTHS.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: FRANCISCO TORREGROSA
1101 East First Street
Sanford, Florida 32771

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 05093 PG 1772
FILE NUM 2003201605
RECORDED 11/10/2003 11:53:36 AM
RECORDING FEES 19.50
RECORDED BY J Eckenroth

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY Eva Coach
DEPUTY CLERK

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property:

- A. THE RECREATIONAL VEHICLE MUST BE CONNECTED TO SEPTIC AND WATER SERVICES UNLESS THESE SERVICES ARE BEING PROVIDED FOR OFF-SITE AT LEAST ONCE A WEEK. IF SO, DOCUMENTARY EVIDENCE MUST BE PROVIDED TO THE PLANNING DIVISION.
- B. THE PLACEMENT AND OCCUPANCY OF THE RECREATIONAL VEHICLE SHALL NOT EXCEED SIX (6) MONTHS AND MAY BE RENEWED FOR AN ADDITIONAL PERIOD OF SIX (6) MONTHS UPON APPROVAL BY THE BOARD OF ADJUSTMENT IF SUBSTANTIAL PROGRESS IN SECURING BUILDING PERMITS FOR A CONVENTIONAL HOME HAS BEEN DEMONSTRATED.
- C. PRIOR TO FINAL INSPECTION OF THE RESIDENCE, THE PROPERTY OWNER SHALL FURNISH THE PLANNING DIVISION WITH ACCEPTABLE EVIDENCE AS TO THE DATE AND METHOD THAT THE PROPOSED RECREATIONAL VEHICLE WILL CEASE TO BE USED AS A RESIDENCE.
- D. THE PROPOSED RECREATIONAL VEHICLE SHALL CEASE TO BE USED AS A RESIDENCE WITHIN THIRTY (30) DAYS FOLLOWING THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PERMANENT RESIDENCE.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said

property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.


Done and Ordered on the date first written above.

By: 
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 29 day of October, 2003.


Notary Public, in and for the County and State
Aforementioned

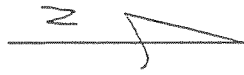
My Commission Expires:



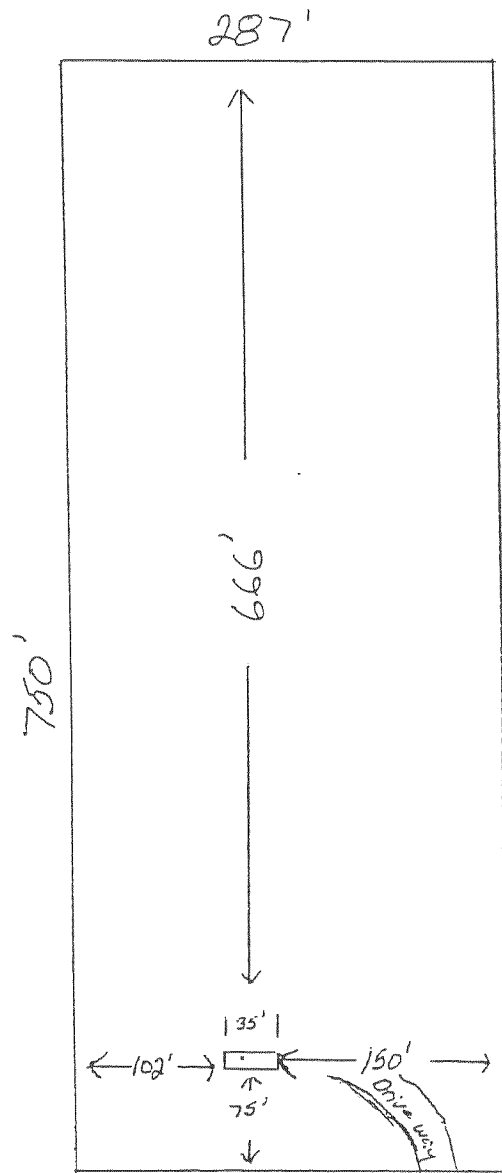
Karen Mathews
My Commission DD144950
Expires August 26, 2006

FILE NUM 2003201605
OR BOOK 05093 PAGE 1774

Proposed RV Site



1" = 100'



1290 Bee lane
Geneva